

040.0

0007

0007.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

636,400 /

636,400

USE VALUE:

636,400 /

ASSESSED:

636,400 /

636,400

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
189		BROADWAY, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	J&C 189 LLC	
Owner 2:		
Owner 3:		

Street 1: 191 BROADWAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GIBBONS JOSEPH P -

Owner 2: -

Street 1: 35 LANCASTER ROAD UNIT 4A

Twn/City: HARVARD

St/Prov: MA Cntry:

Postal: 01451

NARRATIVE DESCRIPTION

This parcel contains 5,849 Sq. Ft. of land mainly classified as Store with a Office Building built about 1947, having primarily Conc. Block Exterior and 1900 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		5849		Sq. Ft.	Site		0	30.5	2.93	CA									523,450						523,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	5849.000	108,900	4,000	523,500	636,400		27492
							GIS Ref
							GIS Ref
							Insp Date
							09/12/18

Total Card	0.134	108,900	4,000	523,500	636,400	Entered Lot Size
Total Parcel	0.134	108,900	4,000	523,500	636,400	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	334.95	/Parcel: 334.9	Land Unit Type:

Parcel ID 040.0-0007-0007.0

!3370!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	325	FV	108,900	4000	5,849.	514,900	627,800	627,800	Year End Roll	12/18/2019
2019	325	FV	102,200	4200	5,849.	480,500	586,900	586,900	Year End Roll	1/3/2019
2018	325	FV	102,200	4200	5,849.	429,100	535,500	535,500	Year End Roll	12/20/2017
2017	325	FV	102,200	4200	5,849.	377,600	484,000	484,000	Year End Roll	1/3/2017
2016	325	FV	102,200	4200	5,849.	283,200	389,600	389,600	Year End	1/4/2016
2015	325	FV	87,300	4400	5,849.	257,400	349,100	349,100	Year End Roll	12/11/2014
2014	325	FV	87,300	4400	5,849.	257,400	349,100	349,100	Year End Roll	12/16/2013
2013	325	FV	87,300	4400	5,849.	257,400	349,100	349,100		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIBBONS JOSEPH	73115-487	1	8/15/2019	Abutter	1,050,000	No	No		
LODATO FRANK/ET	28783-22		6/30/1998		235,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/18/2001	770	Re-Roof	7,000	C					10/25/2019	SQ Returned	MM	Mary M
7/1/1998	453	Sign	1,000					SIGN	9/12/2018	MEAS&NOTICE	PH	Patrick H
6/5/1998	428	Alterati	4,500					REMODEL INTERIOR	3/11/2009	Meas/Inspect	197	PATRIOT
									4/7/2000	Meas/Inspect	197	PATRIOT
									5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

_____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																																																																																																																																																																																																																																																																							
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